

HOLWOOD HOUSE



KESTON, NR SEVENOAKS, KENT



'A historic period country house in a private parkland setting with far reaching views, land and leisure facilities.'





HOLWOOD HOUSE

KESTON, NR SEVENOAKS, KENT

*Keston Village 1 mile • Biggin Hill Airport 1.7 miles • Orpington 3.8 miles • Sevenoaks 13.9 miles
Canary Wharf 14.4 miles • Central London 15.9 miles • Gatwick Airport 23.9 miles
(All distances are approximate)*

Grand entrance hall • Inner hall • Music room • Family room • Dining room • Drawing room
Kitchen/Breakfast room • Cinema • Games room • Study • Powder room • Cloakrooms

Basement entertainment room • Two gyms • Utility room

Swimming pool complex • Wet lounge • Changing rooms • Shower room
Steam room • Sauna • Substantial games room

Master bedroom suite with two dressing rooms and private sitting room

Five further bedrooms • Three further bathrooms • One further shower room
Nursery • Library

Staff wing • Four bedrooms • Two bathrooms • Kitchen • Sitting room

Four bay garage and gardener's store • Tennis court • Summer house • Machinery store

Parkland and landscaped gardens

In all about 40.20 acres

In total approximately 24,573 sq ft plus a futher 2,927 sq ft of outbuildings



Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

HISTORY

It is rare for a house to have a history as rich, diverse and distinguished as Holwood yet be so perfectly adapted and suited for private family living. Its impressive roll call includes Sir John Soane, Decimus Burton, William Pitt and William Wilberforce, not to mention Charles Darwin and Winston Churchill, all of whom have touched Holwood in one form or another.

Holwood House occupies a prominent position on Holwood Hill, recorded locally as an Iron Age Fort named Caesar's camp. The first substantial house to occupy this position was noted at the turn of the 18th Century, a modest 6 bedroom property recorded in about 1735 as being used as a 'hunting box' for six friends of the Duke of Grafton. Despite precarious financial circumstances at the time, William Pitt the Younger, who at 24 was the youngest ever Prime Minister, bought Holwood House in August 1785 having been in office for only 2 years. It was during the following decade that Sir John Soane made the majority of his alterations to the house. William embarked on a

labour of love, reconstructing the parkland, planting trees that still survive to this day and re-routing the Bromley to Westerham Road to ensure privacy. Many esteemed guests followed William from Westminster to Holwood, including William Wilberforce, the politician and philanthropist leader of the movement to abolish the slave trade. It was on 12th May 1787 that, 'under a large oak at Holwood', William Pitt urged Wilberforce to put forward a motion in Parliament for an inquiry into the trade of slaves. Despite Pitt's skilful management of the administration of the state, his own pocket suffered greatly and in 1802 the estate was sold to George (later Sir George) Pocock.

In June 1823 the London merchant John Ward purchased the estate from Sir George. The house was pulled down and a new house was commissioned by the celebrated architect Decimus Burton; it followed the classical Georgian architecture of the time and works were completed in 1827. At this time, Charles Darwin moved to the area and began his love affair with the parkland at Holwood, regularly

picnicking with his family there and conducting experiments in the grounds. The house passed through a further four owners until Mary Catherine, Dowager Marchioness of Salisbury, rented the estate from Robert Alexander. She married Edward Stanley, the 15th Earl of Derby and Secretary of State for Foreign Affairs, who purchased the estate on Mr Alexander's death. Like for Pitt, Holwood served Stanley as a convenient, tranquil retreat away from Westminster, passing through the generations to the 18th Earl of Derby.

During the Second World War, Sibyl, the daughter-in-law of the 17th Earl and wife of Lord Edward Stanley, invited Winston Churchill to dine regularly at Holwood House, which was under threat of bombing at the time due to its proximity to Biggin Hill aerodrome.

The house and grounds are Grade I listed to reflect their historical importance.





SITUATION

Holwood House stands in an elevated position on Holwood Hill looking south over its own wonderful parkland, with rolling hills beyond, just east of the village of Keston.

SHOPPING

There are local supermarkets and shops in Bromley with more extensive facilities in Sevenoaks under 14 miles away.

SCHOOLING

There are some outstanding private schools for boys and girls within easy daily driving distance including: Sevenoaks School, Tonbridge School, Bromley High School, Eltham College, St Olaves, Newstead Woods, New Beacon, Walthamstow Hall, Trinity School, Whitgift School, James Allens Girls School, Dulwich College, Alleyns School.

TRAINS

Orpington (3.5 miles): London Bridge from 18 minutes, Waterloo East from 20 minutes, Cannon Street from 25 minutes, Charing Cross from 24 minutes.

Bromley South (3.7 miles): Victoria from 16 minutes.

MOTORWAYS

M25 Junction 4 - 8.1 miles.

M25 Junction 6 - 14.2 miles.

GOLF

Chelsfield Lakes, West Kent Golf Club, Lullingstone Park Golf Course.

AIRPORTS

Biggin Hill 1.7 miles, City Airport 16 miles, Gatwick 23.9 miles.





HOLWOOD HOUSE

This beautiful country house is ideal for family living, having been refurbished to the very highest standard whilst maintaining many of the original period features. Underfloor heating is provided throughout the ground floor and first floor bathrooms with Sonos and a Crestron home management system installed in all principal rooms, operated remotely by a tablet or smartphone. Original features have been preserved, including parquet flooring, domed ceilings, open fireplaces and beautifully ornate cornicing.

A stately entrance hall and inner hall occupy the heart of the property, from which all primary reception rooms flow. These two rooms are spectacular, with double height ceilings to the first floor gallery, intricate cornicing and fine limestone floors. They lead to the music hall with its parquet flooring and a breathtaking panoramic southerly view over the parkland. Sharing in these views are the games room, drawing room, dining room and kitchen/breakfast room, all with large sash windows, French doors and an abundance of natural light. The Clive Christian kitchen has a double height ceiling with two large window lights. The first floor library mezzanine sits over half of the adjacent breakfast area. From the kitchen, the large family room leads both outside and into the newly refurbished swimming pool complex and annexe. In addition on the ground floor there is a study, cloakroom, powder room and insulated cinema room with full surround sound.

Accessed by a grand sweeping staircase, the first floor family wing comprises spacious accommodation. The master suite has two dressing rooms, an en suite bathroom and private sitting room, all with spectacular views over parkland and the valley beyond. Two further bedrooms interlink in this wing and share a bathroom. The pillared central gallery overlooks the inner hall and provides access to a further bedroom suite, a nursery and the guest wing which comprises two further bedroom suites. A landing from the gallery leads to the library mezzanine over the breakfast room and down to the ground floor.

The substantial cellar has a large central room, perfect for entertaining, two gyms and newly fitted communications system, boiler and central heating system.











SWIMMING POOL AND ANNEXE

Recently refurbished to the highest specification, the swimming pool complex with steam room, sauna, two 'rain forest' showers and wet lounge opens through French windows onto wood deck terracing, ideal for summer parties and barbecues. A glass staircase leads to the first floor guest accommodation comprising a spacious games room, which could be utilised as a gym, 2 further guest bedrooms and a shower room. Separate stairs lead to a self-contained housekeeper's flat, comprising 2 bedrooms, a bathroom, kitchen and living room.



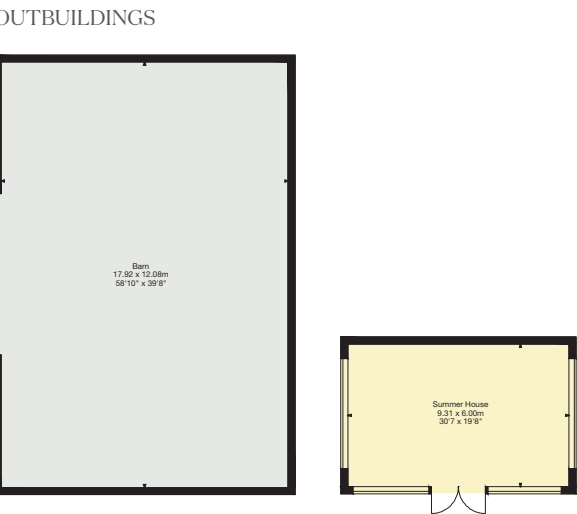
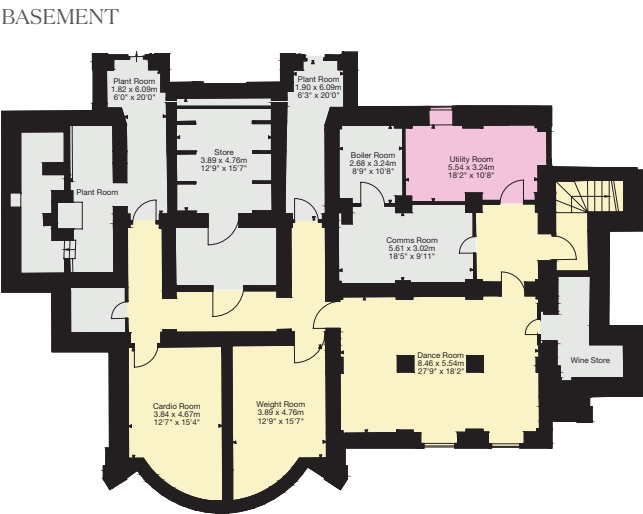




FLOOR PLANS

Approximate Gross Internal Floor Area:

Main House - 2,066 sq m / 22,238 sq ft
Housekeeper's Apartment - 103 sq m / 1,108 sq ft
Garage Block - 114 sq m / 1,227 sq ft
Outbuildings - 272 sq m / 2,927 sq ft
Total Area - 2,555 sq m / 27,501 sq ft
For identification only. Not to scale



GARDENS AND GROUNDS

The house is approached by a long drive meandering through parkland, a particularly special feature of the property. Sculpted and laid out by Decimus Burton, Holwood’s elevated position ensures fabulous views to the south. Two areas of woodland cradle the property to the left and right forming an avenue and delightful vista, down which the eye is drawn from the principal reception rooms and bedrooms. To the rear there is the secondary drive, tennis court and walled garden with the garden pavilion set to the west. A new machinery store has recently been built to the east of the house.





GENERAL REMARKS

SERVICES

Mains electricity, water, gas and drainage. Underfloor heating to ground floor and first floor bathrooms.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. A public footpath crosses the driveway well away from the house.

LOCAL AUTHORITY

London Borough of Bromley. Telephone: 020 8464 3333.

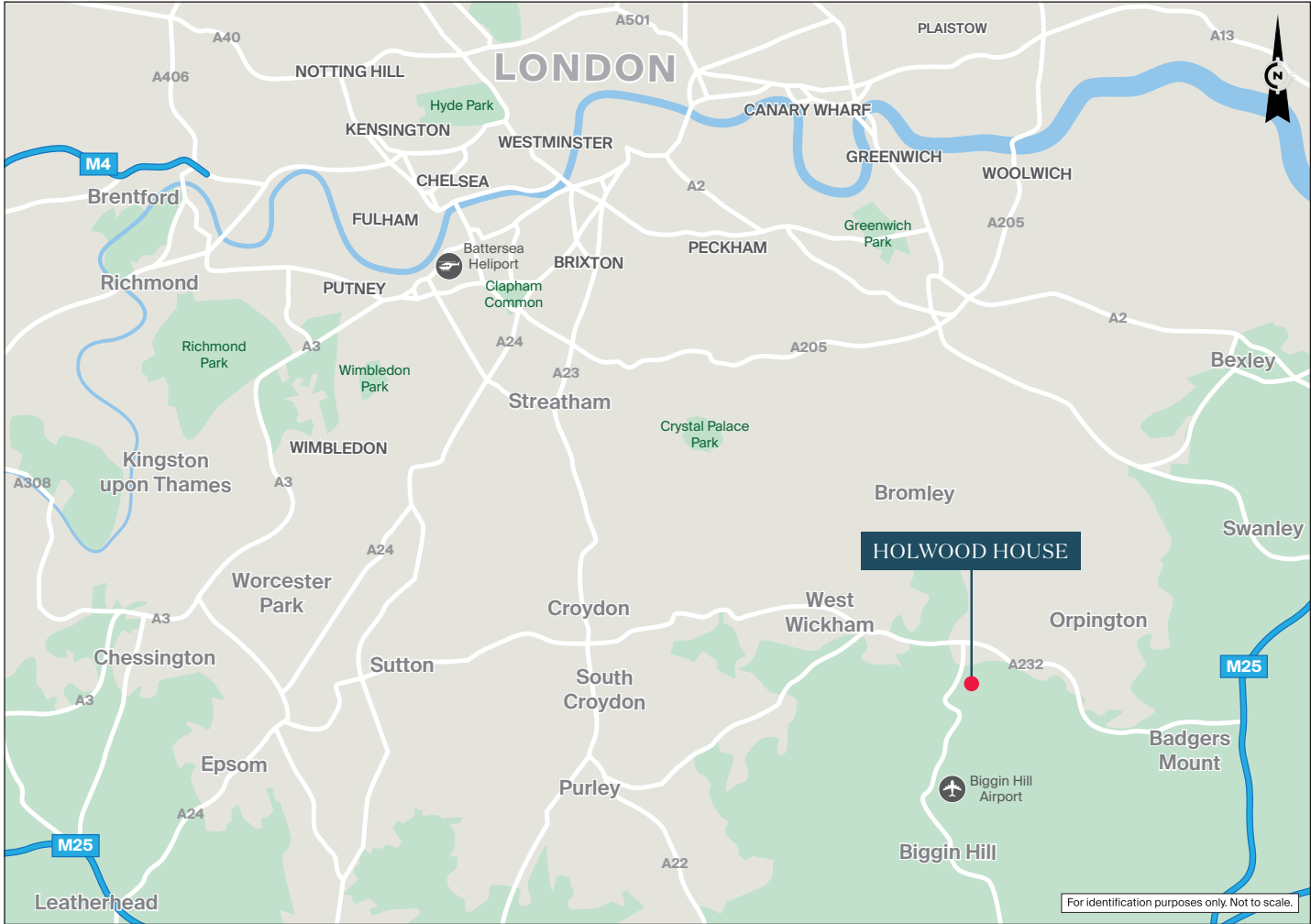
VIEWING

Viewing is strictly by prior appointment via Knight Frank LLP.

DIRECTIONS (BR2 6DA)

From the M25 (Junction 6): Take the exit onto the A22 towards Godstone. At the first roundabout take the first exit onto the A25 toward Oxted, following this through Oxted and into Westerham for 5.8 miles. On reaching the centre of Westerham, turn left into London Road, after The George and the Dragon pub and before the village green. At the roundabout just before the M25 take the first exit, joining the A233 and cross over the motorway. Follow this road for 6.1 miles, passing Biggin Hill airport on the right. Passing through Leaves Green you will arrive at a mini roundabout, take the third exit then immediately turn left. Passing the Scout Centre on your left, you will enter a partially wooded drive leading to the gates of Holwood House.

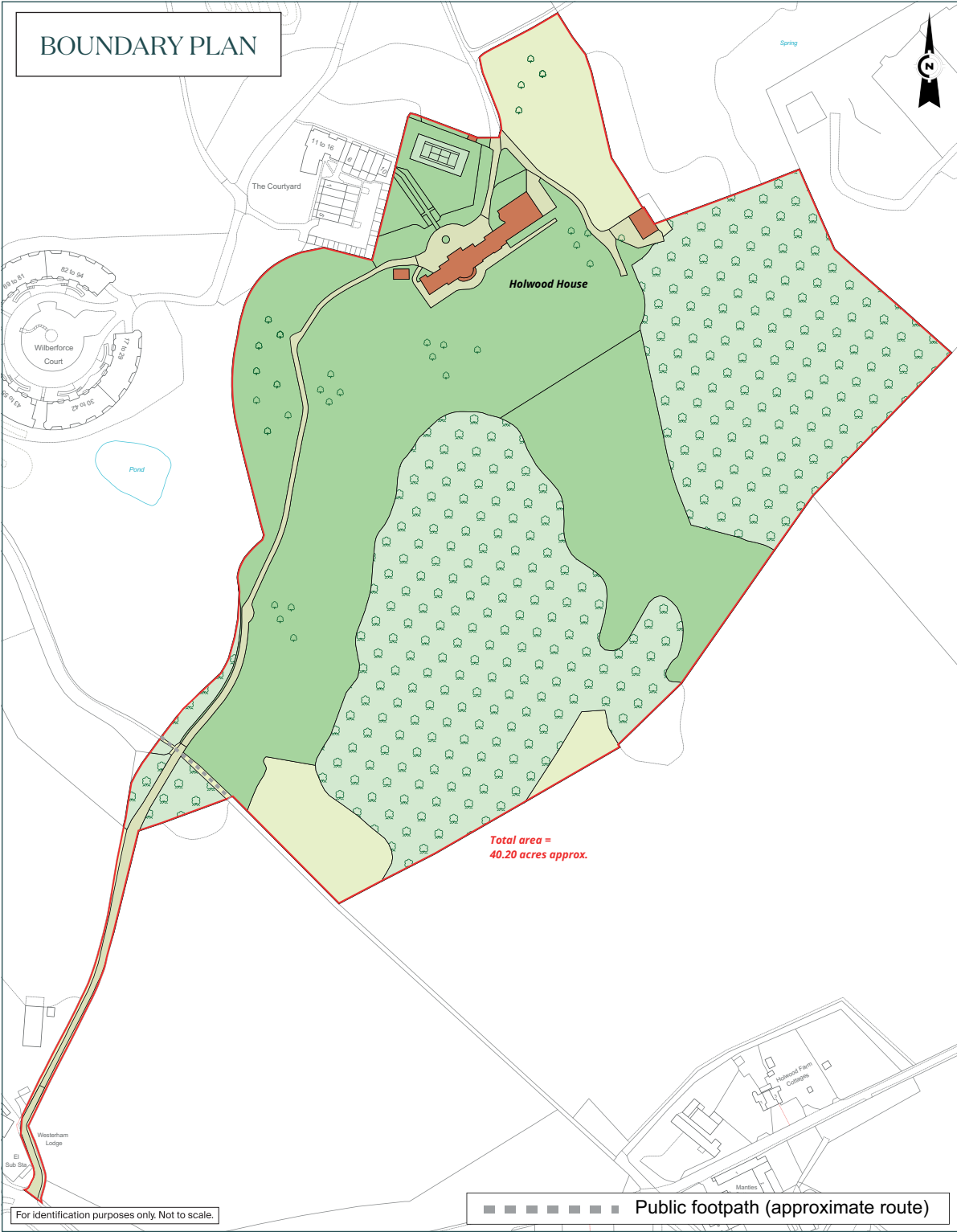
From the M25 (Junction 4): Take the exit onto the A21 towards Orpington. After 6 miles, at the crossroads with the A233 turn left and follow for 1.6 miles. At the mini roundabout take the first exit and immediately turn left again. Passing the Scout Centre on your left, you will enter a partially wooded drive leading to the gates of Holwood House.



IMPORTANT NOTICE

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